

Biodiversity Certification balances the protection and management of environmental areas with the efficient supply of land for urban development in Western Sydney.



In a first for New South Wales, Biodiversity Certification has been granted for Sydney's North West and South West Growth Centres. This will:

- protect at least 2,000 hectares of existing native vegetation within the Growth Centres
- ensure a more streamlined release of land for 181,000 new homes in the Growth Centres, and
- address biodiversity issues upfront so that landowners, councils and developers no longer need to consider biodiversity issues in individual development applications.

Funding of \$530 million will be available to protect areas of high conservation value, a significant boost to the protection of threatened species. This will permanently protect the largest and most intact bushland areas inside and outside the Growth Centres, offsetting around 1,800 hectares of vegetation needed for future housing, infrastructure and services.

Land will be purchased from landowners on a voluntary basis; there will be no compulsory acquisition.

Biodiversity Certification

Biodiversity Certification of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) commenced in December 2007 under section 126G of the *Threatened Species Conservation Act 1995* (TSC Act). In July 2008, the Certification was validated by the *Threatened Species Conservation Amendment (Special Provisions) Act 2008*. The amendment is now incorporated into Part 7 of Schedule 7 of the TSC Act.

Biodiversity Certification is subject to conditions known as relevant biodiversity measures (RBMs), which establish a process for the Department of Planning to ensure consistency with the Certification.

Biodiversity Certification removes the need for further threatened species assessments before developing land in 'Certified' lands shown on the maps overleaf.

Certification applies to all proposed developments and activities carried out under the Growth Centres SEPP or under other environmental planning instruments such as Local Environmental Plans (LEPs) or other State Environmental Planning Policies.

Projects carried out under Part 3A of the *Environmental Planning and Assessment Act 1979* (Part 3A Major Projects) do not benefit from the Certification. For these projects the Certification is applied through the Director-General's Environmental Assessment Requirements. Assessment requirements for areas which are not certified are described overleaf.

Biodiversity Certification follows the 2007 exhibition of a Draft Conservation Plan which identified areas of native vegetation in the Growth Centres to be retained and areas where losses could be 'offset' by protecting land inside or outside the Growth Centres with similar ecological characteristics.

A minimum of 2,000 hectares of existing native vegetation must be protected within the Growth Centres under Biodiversity Certification.

Native vegetation is to be protected through existing reserves, zonings and development controls in the Growth Centres SEPP. No new reserves, zonings or controls have been introduced as part of the Biodiversity Certification.

Additional areas of existing native vegetation may be protected during Precinct Planning through the provision of local open space and the protection and rehabilitation of waterways.

Offset Requirements through Precinct Planning

Biodiversity Certification allows some flexibility regarding future land uses within non-certified lands, provided any loss of existing native vegetation is offset to meet the requirement to protect at least 2,000 hectares of existing native vegetation within the Growth Centres.

If, during Precinct Planning, existing native vegetation within non-certified lands is proposed to be cleared for development, the Department of Planning must demonstrate that this will be offset by:

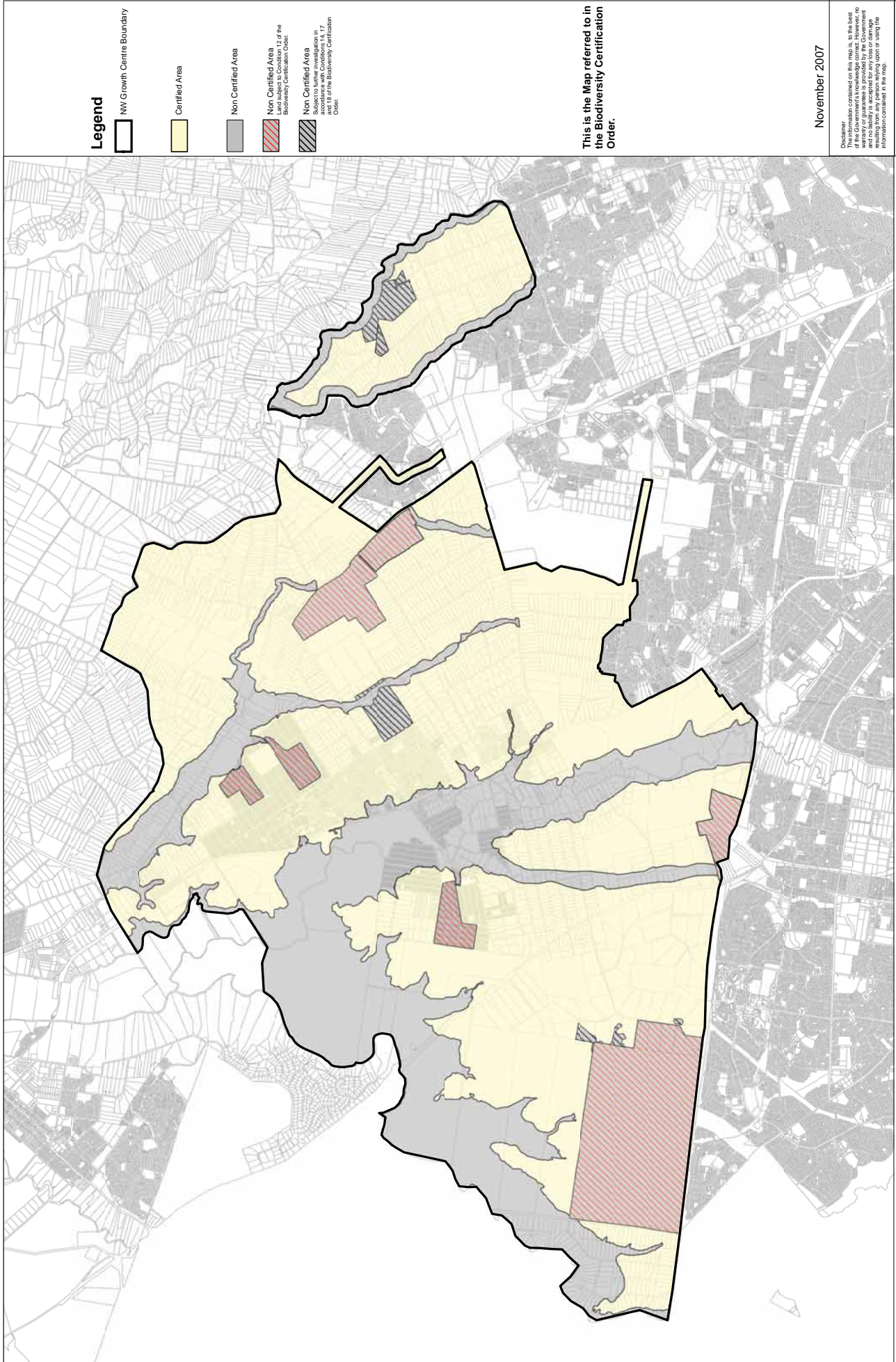
- protecting an equal or greater area of existing native vegetation elsewhere in the Growth Centres and/or
- revegetating and/or restoring land elsewhere in the Growth Centres, subject to satisfying the RBMs of the Biodiversity Certification

Retention of Existing Native Vegetation during Development

Proposals to clear existing native vegetation in non-certified lands are subject to existing development controls in the Growth Centres SEPP.

Biodiversity Certification RBMs also establish a process for any essential infrastructure proposals that require the clearing of native vegetation in non-certified lands, but which do not require development consent under the SEPP.





North West Growth Centre - Biodiversity Certification

Note: Maps may occasionally be updated as more detailed information becomes available through Precinct Planning.

Certified Lands

'Certified' lands are those where development proposals require no further threatened species assessment.

Biodiversity Certification is not an automatic approval to clear native vegetation; it simply means that on certified lands, threatened species assessments are no longer required during Development Applications (DAs) or when undertaking local and regional infrastructure works.

Precinct Planning will seek to retain and enhance existing vegetation and habitat to provide important amenity and open space benefits to future residents.

Although threatened species assessments are no longer needed, relevant approvals to clear native vegetation - such as that commonly required by Councils or under Commonwealth legislation - may still be necessary.

'Non-Certified' Lands

There is no change to the approval processes in areas which have not been certified ('non-certified' lands). Threatened species assessments may still be required before development applications can be assessed within non-certified lands.

Development within non-certified lands will be subject to existing planning and assessment requirements, including an assessment of the impact of development on biodiversity.

The Department of Planning will consider the land use opportunities for non-certified lands during Precinct Planning.

Landowners

Landowners may still need to conduct a threatened species assessment for development proposals that include the removal of native vegetation. Proposed clearing of native vegetation will still be subject to the Growth Centres SEPP or other Council requirements.

Infrastructure agencies

Infrastructure works proposed within non-certified lands that require native vegetation to be cleared still must be assessed under the TSC Act.

Biodiversity Certification allows for existing native vegetation to be cleared for essential infrastructure works, but only if it is offset in accordance with the RBMs. Infrastructure agencies should liaise with the Department of Planning to determine offsets or other requirements.

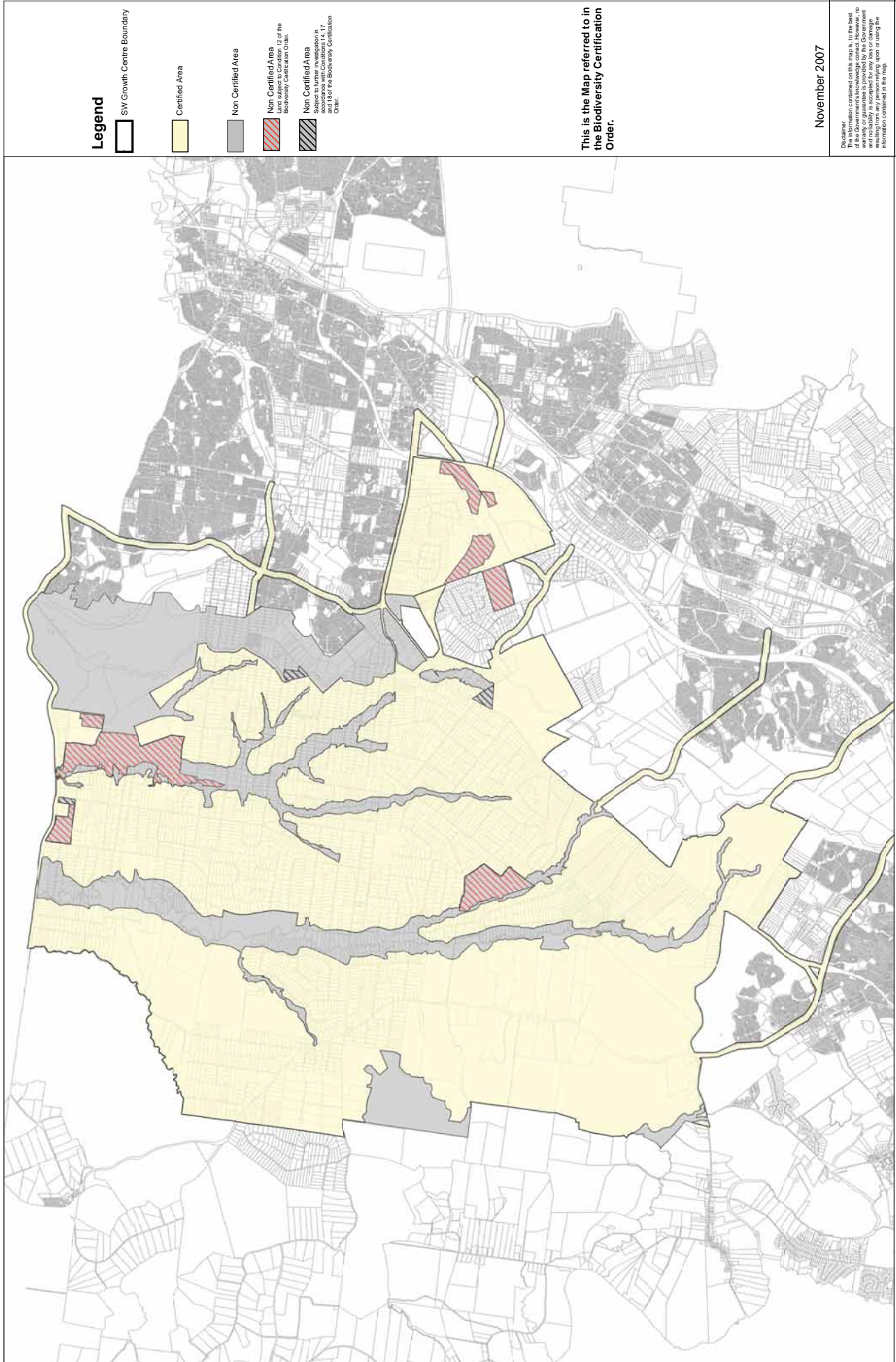
Special Areas

Non-Certified Lands: Subject to RBM 12






The non-certified lands subject to RBM 12 comprise areas already zoned in the Growth Centres for conservation, recreation and open space purposes, or identified as conservation offsets. The protection of native vegetation in these areas is considered essential to improve or maintain biodiversity values within Western Sydney. Existing native vegetation in these areas must not be cleared unless it is in accordance with a plan of management or unless such clearance has been agreed by the Department of Environment, Climate Change and Water.

Non-Certified Lands: Subject to RBMs 14, 17 or 18

Non-certified lands subject to RBMs 14, 17 or 18 require further investigation to determine their biodiversity values. These investigations will usually take place during detailed planning for the relevant Precinct.



Legend

-  SW Growth Centre Boundary
-  Certified Area
-  Non Certified Area
-  Non Certified Area
Land Subject to Condition 12 of the Biodiversity Certification Order.
-  Non Certified Area
Land Subject to Condition 14, 17 and 18 of the Biodiversity Certification Order.

This is the Map referred to in the Biodiversity Certification Order.

November 2007

Disclaimer:
 The information contained on this map is, to the best of our knowledge, true and correct. The Government does not warrant or guarantee the accuracy, reliability, or completeness of the information and is not liable for any loss or damage arising from its use. The Government is not responsible for any loss or damage arising from its use. The Government is not responsible for any loss or damage arising from its use. The Government is not responsible for any loss or damage arising from its use.



South West Growth Centre - Biodiversity Certification

Note: Maps may occasionally be updated as more detailed information becomes available through Precinct Planning.

Further Information

More information can be obtained by:

- visiting the Department of Planning (Sydney Growth Centres) website at www.growthcentres.nsw.gov.au
- calling the Department of Planning (Sydney Growth Centres) Community Information Line on **1300 730 550**
- emailing the Department of Planning (Sydney Growth Centres) at community@planning.nsw.gov.au

Please note this guide should be read in conjunction with the RBMs outlined in Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995.

Important

If you need an interpreter, please call 1300 730 550

Important



English	For more information in languages other than English, please call 1300 730 550	Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오
Arabic	لمزيد من المعلومات بلغات أخرى غير الإنجليزية، يرجى الاتصال بالهاتف رقم 1300 730 550	Lao	ຖ້າທ່ານຕ້ອງການຂໍ້ມູນເປັນພາສາອື່ນທີ່ບໍ່ແມ່ນພາສາອັງກິດ, ກະລຸນາ ໂທ 1300 730 550
Assyrian	بۆ ئەوەوە زانیاری زیادهێتی، وێڕێنە 1300 730 550	Macedonian	За повеќе информации на други јазици освен на англиски, ве молиме јавете се на 1300 730 550
Bengali	ইংরেজী ব্যতীত অন্য ভাষায় আরও তথ্যের জন্য অনুগ্রহপূর্বক কলুন 1300730 550	Maltese	Għali aktar taġġirif f'lingwi barra l-Ingliż, jekk jogħġbok ċempel 1300 730 550
Chinese(S)	要获得更多信息，英语以外的语言请拨打1300 730 550	Polish	Po dalsze informacje w językach innych, niż angielski, prosimy dzwonić pod numer 1300 730 550
Chinese(T)	欲以非英語的語言獲取更多資訊，請致電1300 730 550	Punjabi	ਅੰਗਰੇਜ਼ੀ ਤੋਂ ਵੱਧਦਾ ਹੋਰ ਜਾਣਕਾਰੀ ਲਈ ਸਾਡਾ ਨੰਬਰ 1300 730 550
Croatian	Za više informacija na drugim jezicima osim engleskog, molimo nazovite 1300 730 550	Samoan	Mo nisi faamatalaga i gagana e ase mai i le gagana Peretania, faamolemole valaau i le 1300 730 550
Dari	برای کتب معلومات بیشتر به سائهای غیر از انگلیسی لطفاً به تلفون شماره 1300 730 550 زنگ بزنید	Serbian	За више информација на језику који није енглески, молимо позовите 1300 730 550
Filipino	Para sa karagdagang impormasyon sa mga wikang maliban sa Ingles, mangyari lamang na tumawag sa 1300 730 550	Spanish	Para más información en otros idiomas, llame al 1300 730 550
German	Sollten Sie weitere Informationen in Ihrer Landessprache benötigen, helfen wir Ihnen gerne unter der Telefonnummer 1300 730 550 weiter	Tamil	தேவநாட்டில் வேறு மொழிகளில் தகவல்களைப் பெறத் தயாரிப்பது 1300 730 550 எண்ணில் எண்ணினால் செய்து கொடுக்கப்படும்
Greek	Για περισσότερες πληροφορίες σε γλώσσες εκτός της Αγγλικής, τηλεφωνήστε στο 1300 730 550	Turkish	İngilizceден başka bir dilde daha fazla bilgi almak için, lütfen 1300 730 550 numaralı telefonu arayın
Hindi	अंग्रेजी के अतिरिक्त अन्य भाषाओं में और अधिक जानकारी के लिए कृपया 1300 730 550 पर कॉल करें	Vietnamese	Muốn biết thêm thông tin bằng các ngôn ngữ khác Tiếng Anh, xin gọi số 1300 730 550
Italian	Per maggiori informazioni in lingue oltre all'inglese telefonate al 1300 730 550		



Pimelea spicata (DECCW 2009)